Karen Johnson Davidson County
Batch# 1235149 DEEDWARR
02/06/2025 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20250206-0009268

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

Subscribed and sworn to before me, this 6TH DAY OF FEBRUARY, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CHERI N. HEAD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires April 23, 2025

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Noah Fagan, a single man	Same as New Owner (NAME)	
5155 Whites Creek Pike (ADDRESS)	(ADDRESS)	030-00-0-005.00
Whites Creek, TN 37189 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Julianna G. Kranz, an unmarried woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Noah Fagan, a single man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, described as follows:

BEGINNING in the easterly right of way of Whites Creek Pike approximately 375 feet southeast of Swindle Road; thence leaving said Pike N 63° 40' 14" E 200.02 feet to an iron pin; thence N 26° 18' 34" W 54.57 feet to an iron pin ;thence N 65° 06' 29" E 214.24 feet; thence S 40° 40' 40" W 121.7 feet; thence S 28° 40' 40" W 368.9 feet to said Whites Creek Pike; thence with said Pike N 26° 19' 20" W, 210.0 feet to the point of beginning containing 0.91 acres, more or less.

Being the same property conveyed to Julianna G. Kranz by Warranty Deed form Music City Holdings, LLC, dated November 23, 2020 and recorded December 10, 2020 in Instrument No. 20201210-0144176, Register's Office of Davidson County, Tennessee.

This property is not a residence of the Grantor, spouse, or any dependent.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5155 Whites Creek Pike, Whites Creek, TN 37189
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 6th day of February, 2025.

WARRANTY DEED
(Continued)

Julianna G. Kranz

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Julianna G. Kranz, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of February, 2025.

Notary Public

My Commission Expires: 7/6/2026

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

Certificate of Authenticity

I, Gary L. Dilliha, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated to law on February 6th, 2025.

Affiant Signature

2-6-2025
Date

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 6th day of February, 2025.

Cheri N Head
Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

